



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 3, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery 
Land Divisions Section

SUBJECT: **PROJECT NO. R2014-03527-(2)**
VESTING TENTATIVE TRACT MAP NO. 073203
ZONE CHANGE NO. 201400013
CONDITIONAL USE PERMIT NO. 201400172
PARKING PERMIT NO. 201500005
ENVIRONMENTAL ASSESSMENT NO. 201400280
November 9, 2016 Public Hearing
Agenda Item No. 6

Staff would like to make the following corrections to the Regional Planning Commission hearing package for the above project, which was distributed last week.

First, the staff report and Draft Findings indicate that the proposed perimeter wall along Normandie Avenue would be 5'-6" high. In fact, this is the height of an adjoining fence. The perimeter wall itself would be six feet high. If approved, the project findings and conditions should be changed to include this height.

The staff report, Draft Findings, and Draft Conditions also indicate that the maximum height of the retaining wall on the project site's eastern boundary would be six feet. In fact, there is a portion of the retaining wall that extends to a height of seven feet. However, where the height of the fence extends above six feet, the open-work topping is reduced to maintain the maximum overall height of 12 feet. Due to this, staff does not object to including this increased height as part of the RPD Zone's development program. If approved, the project findings and conditions should be changed to include these numbers.

Staff would also like to make the following minor corrections to other documents included in the hearing package:

Initial Study/MND:

1. Several outdated references to 112 units or 105 units remain in the report. These should be corrected to **111 units**.

CUP/Parking Permit Conditions of Approval:

1. Condition No. 8 should reference Tract **073203**.

VTTM Conditions of Approval:

1. Condition No. 7 should reference Tract **073203**.
2. Condition No. 18 should reference the SCM Report date of **July 7, 2016** and should include **“to the satisfaction of those departments”** at the end.
3. Condition No. 22 should reference CUP No. **201400172**.

The applicant has also requested that the “fair share” amount for constructing traffic improvements, as required in Mitigation Measure T-1 of the MMRP, be clarified. This amount is 18.7 percent of the cost of the improvements, per a letter from the Department of Public Works dated May 24, 2016. Staff does not object to including this number in the MMRP.

Staff’s recommendation for approval of the project remains unchanged.

11/03/16
KKS:TM